

Planning Commission:

I am writing you to voice my objection to the Assisted Senior Facility in Nipomo at Mary Ave and Juniper street.

I am a member of the South County Advisory Council(SCAC), but at this time I am not representing the SCAC in any way, shape or form. I am just voicing my opinion as a concerned citizen.

I have lived in Nipomo for 50 years and am familiar with the traffic problems Nipomo has. Willow road has not helped whatsoever.

I am not totally against the Assisted Senior Facility, just that the traffic situation has not been resolved at all. In a few days I will be 74 and I could become a resident of this place too.

The SCAC has seen only conceptional drawings, which does showed drawings of the two, three story buildings. This project was changed from one building, two stories high to two buildings, both three stories. This is a complete change from the last time the SCAC was shown this project.

Nothing was mentioned about the number of employees that will work in the facility or the allotted parking spaces needed for the Employees, or possible ambulatory residents who could possibly still drive.

The Nipomo swap meet has generated a enormous amount of traffic on the main thorough-fare into Nipomo. The traffic also flowing up Mary Ave to Juniper St from Tefft St. As well as blocking traffic going South along Mary Ave or Pomeroy, which is a major challenge. This is true especially on Sunday's when the Swap meet is open, for the residents of the Black Lake mobile estates to access any of the businesses in downtown Nipomo.

The RV Tralier Sales has presented to the SCAC a plan to increase the size of the Trailer Sales lot and the main thorough-fare is Juniper St. and Mary Ave. The RV Trailer Sales suggested painting another lane on Mary Ave, to alleviate the Swap Meet traffic. This is a so-called band-aid approach will not work.

There are times when the traffic is backed up down highway 101 North, trying to get to the Swap Meet. A person can spend a lot of wasted time trying to get into Nipomo, because of the Swap Meet traffic.

Another problem is that access to Von's shopping center and all the businesses that are in there. On weekends this puts a undue restriction on these businesses, more than there is now. Many people in the Community can only shop on the weekends, because of their jobs.

If there is an emergency in the Senior Assisted Living facility and it is on a weeknd, cars will be backed up on Mary St. from Tefft St to Juniper St. How does an emergency vehicle access the Senior Living Facitlity when this happens? There is no place around there to land a Medivac helicopter for a rescue.

Both projects. The Rv Sales project and the Senior Assisted living Facility project that use Mary Ave and Juniper Sreet need to be looked at much more carefully than the so-called band-aid approach they have taken with the pathetic ridiculous traffic schemes they have presented to the SCAC.

There is also a safety violation in the Conceptional drawings shown the SCAC. This exists with both buildings.

There are no elevators shown in the drawings. There has to be a way to get patients/residents down from the second and third stories, except by the stairway. The Fire Dept would need an operating elevator to facilitate the removal of handicapped residents that would need help. An Elevator car for this facility should be large enough to handle

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a standard hospital bed, with no problems.

This is not the first time a Assisted Living Facility was turned down by the County for no elevators, here in Nipomo.

Another discrepancy has to do with The West Tefft Street Corridor Design Plan on page 6-1 under Policy 6-1: Building Heights and Character. Under A. and B. states that the third story has a minimum setback of 20 Feet. This is shown in the figure 6-1: Building Heights/Setbacks. Nothing in the conceptional drawings even show this.

Other facilities that the SCAC was not shown but was mentioned by the Representative of this project was the inclusion of a cafeteria a meeting room, and a swimming pool.

Right now Nipomo is under a stage 3 water alert. There is no filling of swimming pools or any other hugh use of water, except for medical, bathing or human consumption.

The people who are proposing this living Facility are investors. As soon as they can find a buyer for the facility, they will be up and gone leaving the traffic mess up to the Board of Supervisors to attempt to clear it up. I have seen this many times before.

Because of the discrepancies in the Assisted Living Facilities project, I am asking the Planning Commission to turn down this project when it comes before you. This would be until these investors can produce plans, that show the compliance with elevators, water consumption, The West Tefft Corridor Design Plan as well as traffic problem they are about to create.

Thank you for your time in this matter.

Vncent McCarthy - Nipomo resident since 1965